

# EXHIBIT 9

Donna G. Silberman, County Clerk  
1 South Main St., Ste. 100  
New City, NY 10956  
(845) 638-5070

## Rockland County Clerk Recording Cover Sheet

Received From :  
SHEM OLAM LLC  
18 MOUNTAIN AVE  
MONSEY, NY 10952

First GRANTOR  
82 HIGHVIEW LLC

First GRANTEE  
SHEM OLAM LLC

Index Type : Land Records

Instr Number : 2021-00027314

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed Other

Recording Fee: \$321.00

Recording Pages : 6

The Property affected by this instrument is situated in Ramapo, in the  
County of Rockland, New York

### Real Estate Transfer Tax

RETT # : 7755

Deed Amount : \$10.00

RETT Amount : \$0.00

Total Fees : \$321.00

State of New York

County of Rockland

I hereby certify that the within and foregoing was  
recorded in the Clerk's office for Rockland  
County, New York

On (Recorded Date) : 06/30/2021

At (Recorded Time) : 3:43:00 PM



Doc ID - 053865150006

*Donna G. Silberman*  
Donna G. Silberman  
County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: NYROCKLANDUSER23 Printed On : 06/30/2021 At : 3:44:21PM

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE; made the 29<sup>th</sup> day of JUNE, 2021

BETWEEN

82 Highiew LLC of 82 Highview Rd Suffern NY 10901  
party of the first part, and

Shem Olam LLC 18 MOUNTAIN AVE MONSEY N.Y. 10952 *93.*  
party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN dollars  
paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs  
or successors and assigns of the party of the second part forever, as per the collateral agreement between  
Yeshiva Chofetz Chaim Inc and Shem Olam LLC dated June 29 2021.

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying  
and being in the County of Rockland in the Town of Ramapo. TWO PARCELS as per the descriptions attached  
in schedual A .

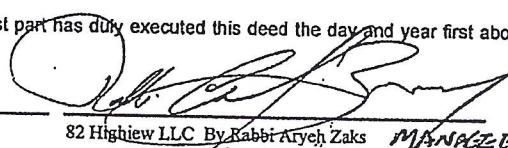
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads  
abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all  
the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the  
premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of  
the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the  
first part will receive the consideration for this conveyance and will hold the right to receive such consideration  
as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same  
first to the payment of the cost of the improvement before using any part of the total of the same for any other  
purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so  
requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above  
written.

IN PRESENCE OF:

Witness

  
82 Highiew LLC By Rabbi Aryeh Zaks *MANAGER 93.*

**ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE**

State of New York, County of Rockland \_\_, ss:

On the 29<sup>th</sup> day of JUNE in the year 2021, before me, the undersigned, personally appeared Rabbi Aryeh Zaks, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



David M Schlachter  
NYS Notary Public  
No. 02506102100 - New York County  
Commission Expires 12/31/24

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS  
TAKEN IN NEW YORK STATE**

State of New York, County of \_\_, ss:

On the \_\_\_\_ day of \_\_\_\_ in the year \_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) \_\_ to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said \_\_ execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**BARGAIN & SALE DEED  
WITHOUT COVENANTS**

Title No.

82 Highview LLC  
TO  
Shem-Olam LLC  
18 Mountain Ave  
Monsey NY 10952

**ACKNOWLEDGEMENT TAKEN IN NEW YORK  
STATE**

State of New York, County of \_\_, ss:

On the \_\_\_\_ day of \_\_\_\_ in the year \_\_, before me, the undersigned, personally appeared \_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

**ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK  
STATE**

\*State of \_\_, County of \_\_, ss:

\*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the \_\_\_\_ day of \_\_\_\_ in the year \_\_, before me the undersigned personally appeared \_\_ Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 49-17

BLOCK: 2

LOT: \_\_\_\_ 42 \_\_\_\_

COUNTY OR TOWN: Rockland County Town of Ramapo \_\_

**RETURN BY MAIL TO:**

**RETURN TO:**



**MADISON TITLE AGENCY LLC**

UDNOCU 7 A V S



**RIVERSIDE ABSTRACT, LLC**

as Agent for  
Fidelity National Title Insurance Company

**SCHEDULE A - DESCRIPTION**

Title No. : RANY-15937

**Parcel 1:**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 301.34 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 171.28 feet;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 369.05 feet;

THENCE South 74 degrees 27 minutes 03 seconds West 300.81 feet;

THENCE South 19 degrees 22 minutes 00 seconds East 336.53 feet;

On a curve to the right on a tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds to the point of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only.

Designated as Section 49.17 Block 2, Lot 42 Rockland County and also known as 24 Highview Road.



## SCHEDULE A cont.

## Parcel II:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Suffern, Town of Ramapo, County of Rockland, State of New York, known and designated as Lot 47 and 47.1 Block No. 2, which said lot is more particularly bounded and described as follows:

BEGINNING at a point locate on the northerly boundary of Highview Road, said point being located 30 feet from the centerline of the original right of way of Highview Road and further described as being located 102.01 feet from the westerly terminus of the westerly return curve formed by the intersection of the northerly right of way of Highview Road and the westerly boundary of Wendover Lane;

thence the following courses and distances:

Parallel to Highview Road North 74 degrees 40 minutes 00 seconds West 199.33 feet;

On a curve to the left on a reverse tangent to the previous course a radius of 25 feet, an arc length of 37.51 feet, subtended by a central angle of 85 degrees 58 minutes 00 seconds;

North 19 degrees 22 minutes 00 seconds East 336.53 feet;

North 74 degrees 27 minutes 03 seconds west 300.81 feet to a point located along a stone wall;

Along a stone wall North 2 degrees 40 minutes 06 seconds East 831.09 feet to a point located 25 feet southerly from the centerline of the original right of way of Carlton Road;

On a curve to the left, concentric with Carlton Road a radius of 94.42 feet, an arc length of 27.61 feet, subtended by a central angle of 16 degrees 45 minutes 11 seconds and having a chord bearing North 34 degrees 12 minutes 12 seconds East;

Along a stone wall South 72 degrees 15 minutes 00 seconds East 707.77 feet to an existing marble monument;

South 19 degrees 22 minutes 00 seconds West 1170.03 feet to the point of BEGINNING.

Note: Address, Block & Lot shown for informational purposes only

Designated as Section 49.17 Block 2, Lot 47 Rockland County and also known as 82 Highview Road.



FOR COUNTY USE ONLY

C1. SWIS Code 39.2.6.0.7

C2. Date Deed Recorded 6/30/21

C3. Book 2021 C4. Page 273.1.4

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 82 & 105 Highview Rd & Carlton Rd

\* STREET NUMBER \* STREET NAME

Ramapo 10901

\* CITY OR TOWN \* ZIP CODE

2. Buyer Name Shem Olam LLC

\* LAST NAME/COMPANY \* FIRST NAME

3. Tax Billing Address Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

\* LAST NAME/COMPANY \* FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists ☐

4B. Subdivision Approval was Required for Transfer ☐

4C. Parcel Approved for Subdivision with Map Provided ☐

5. Deed Property Size X \* FRONT FEET \* DEPTH OR 14.40 \* ACRES

6. Seller Name 82 Highview LLC

\* LAST NAME/COMPANY \* FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:

1. Community Service

Check the boxes below as they apply:

8. Ownership Type is Condominium ☐

9. New Construction on a Vacant Land ☐

10A. Property Located within an Agricultural District ☐

10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District ☐

SALE INFORMATION

11. Sale Contract Date 06/29/2021

\* 12. Date of Sale/Transfer 06/29/2021

\* 13. Full Sale Price 10.00

(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale .00

15. Check one or more of these conditions as applicable to transfer:

☐ A. Sale Between Relatives or Former Relatives

☐ B. Sale between Related Companies or Partners in Business

☐ C. One of the Buyers is also a Seller

☐ D. Buyer or Seller is Government Agency or Lending Institution

☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)

☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)

☐ G. Significant Change in Property Between Taxable Status and Sale Dates

☐ H. Sale of Business is Included in Sale Price

☒ I. Other Unusual Factors Affecting Sale Price (Specify Below)

☐ J. None

\* Comment(s) on Condition:

Conveyance is being used to secure a debt or other obligation as per a collateral agreement

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken (YY) 20

\* 17. Total Assessed Value \$476,000

\* 18. Property Class 612

\* 19. School District Name Ramapo

\* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

49.17-2-42 49.17-2-47

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE [Signature] DATE 6-29-21

BUYER SIGNATURE [Signature] DATE 6-29-21

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Zaks Rabbi Aryeh

\* LAST NAME \* FIRST NAME

845 538 7709

\* AREA CODE \* TELEPHONE NUMBER (E.G. 9099999)

18 Mountain Ave

\* STREET NUMBER \* STREET NAME

Monsey NY 10952

\* CITY OR TOWN \* STATE \* ZIP CODE

BUYER'S ATTORNEY

\* LAST NAME \* FIRST NAME

\* AREA CODE \* TELEPHONE NUMBER (E.G. 9099999)